

**1) Addition made to the table on page 144**

**Assumptions Made About the Future and Other Major Sources of Estimation Uncertainty**

Note 4

Item	Uncertainties	Effect if Actual Results Differ from Assumptions
Property, Plant and Equipment - Council Dwellings use of Beacon Properties	Council dwellings are valued by reference to representative properties across the housing estate known as 'beacons'. 20% of these beacons are subject to a full valuation each year on a rolling basis in line with the relevant accounting code and valuation guidance for resource accounting. The beacons valued each year are assessed for their appropriateness, and if the professional valuers deem it necessary are substituted for more appropriate beacons.	This estimation process which is in line with relevant codes and guidance does introduce some uncertainty as only 20% of the representative beacons are valued each year. The selection of alternative beacons in the 20% used for the 2016/17 valuation is estimated to have reduced the total value as at 1st April 2016 of the estate linked to these beacons by 2.2% or £1.98m and this effect has been reflected in the values as at 31 March 2017 included in the balance sheet. However if this trend continued across the remaining 80% of beacons then the impact could be a reduction of £9.3m on the total estimated value of council dwellings.

**2) Updated text on page 40**

c) Revaluations

The Authority carries out a rolling programme that ensures that all Property, Plant and Equipment required to be measured at fair value is revalued at least every five years. All Valuations **have been carried out by internal and external valuers were carried out internally**. Valuations of land and buildings were carried out in accordance with the methodologies and bases for estimation set out in the professional standards of the Royal Institution of Chartered Surveyors. Valuations of vehicles, plant, furniture, and equipment are based on current prices where there is an active second-hand market or latest list prices adjusted for the condition of the asset.

**Red** text replaced by **Green**

The main Housing stock was initially valued by the Beacon Method at April 2000. A rolling programme of revaluation exists whereby approximately 20% of the Housing Stock is revalued each year and the average percentage change established on the revalued properties is then applied to the remaining stock. **The 20% of the beacons valued each year are reviewed to see if more appropriate beacons are available, the potential uncertainties around this methodology are set out in Appendix J2 General Information – Section 4 Assumptions made about the future and other major sources of estimation uncertainty.**

**Green** text is new